



Jurisdiction: KIRKLAND
Project Name: Beta Townhomes
Application ID: 277601

Supplemental Name: Questions for Staff

Do you have any specific questions for the Building Department?

6) Please explain and confirm how the design review process works in tandem with the building permit process. Does it run a concurrent submittal and review / approval process or is it staggered? 20) Are there requirements for specific bedroom counts in the affordable housing units, and if so please provide the applicable code citations? 21) Are the affordable housing units required to have garages or covered parking spaces, or other? If so, please provide citation of those code requirements. 25) Are separate building permits required for stormwater vaults? Timing for submittal? • Please discuss and confirm the use of the special Land Surface Modification Permit ("LSM") process for a Townhouse development and the flexibility and phasing allowed for site improvements in conjunction with building permits. • Please discuss the sequence of applications between the LSM, Design Review and Building Permit(s). Which application is first? • When can the 1st building permit be submitted relative to the LSM? • Is a separate Grading Permit required in conjunction with the LSM? Please describe. • Please discuss the estimated timelines for the review and approval process of the LSM, Design Review and 1st Building Permit. • How many building permits and Certificates of Occupancy can be approved prior to completion of site improvements?

Do you have any specific questions for the Fire Department?

23) Please discuss circulation and access required for Fire, and any easements or no parking requirements, striping, etc. 24) Please discuss fire sprinkler requirements and provide code citations, etc.

Do you have any specific questions for the Planning Department?

See the entire list of Questions uploaded as the questions will not save. Specifically Questions 1-9, 12, 18, 19 and 22. 18) Please confirm the applicable Tree Retention standard for a townhome development per Kirkland Zoning Code (KZC) 95.30.5. We would like to obtain feedback from staff as to the City's requirements for tree preservation as it affects the proposed site plan and more specifically on a pre-developed site such as this. 19) Please confirm how many affordable housing units will be required, and discuss the opportunity for Fee in Lieu. How many units may be provided per the Fee In Lieu? Please provide the contact / coordinator information for the program.

Do you have any specific questions for the Public Works Department?

10) Discuss and confirm direct access from the proposed townhome project directly onto NE 116th Street is allowed outright. 11) Please provide and confirm what frontage improvements will be required on NE 116th Street. Is any additional Right-of-Way required? What are the intersection and or sight distance requirements? 13) Please confirm utilization of existing stormwater control connections found on the southern portion of this site can be used for the future townhome development. Are other viable options available? 14) Please confirm the City's stormwater requirements are per the Addendum to the 2009 King County Surface Water Design Manual; and 2009 King County Surface Water Design Manual. Please confirm applicable Level 2 Flow Control requirements for this site. 15) Does the City allow the use of Underground Injection Control (UICs) wells for stormwater infiltration, if appropriate? Please discuss submittal requirements and applicable stormwater code citations. 16) Please confirm if existing overhead power lines along the NE 116th Frontage will be required to be undergrounded? 17) Please confirm that proposed connections to the City's existing water and sewer systems located in NE 116th Street is allowed. Please provide any specific development requirements.

Do you have any other questions?

No

Supplemental Name: Additional Contact Information

Enter Applicant's Email Address:

rob.risinger@quadranthomes.com

AN ELECTRONIC COPY OF OR A WEB LINK TO THE STAFF REPORT, MEETING AGENDAS AND THE NOTICE OF FINAL DECISION WILL BE EMAILED TO THE APPLICANT AT THE ABOVE LISTED EMAIL ADDRESS. IF YOU PREFER TO RECEIVE A PAPER COPY, THEY ARE AVAILABLE UPON REQUEST. PLEASE INDICATE IF YOU WOULD ALSO LIKE A COPY OF THESE MATERIALS TO BE SENT TO THE PROPERTY OWNER'S EMAIL ADDRESS:

No

If Yes, please enter Owner's Email Address below. If No, please enter N/A:

N/A

Supplemental Name: Right to Enter Property/Hold Harmless Agreement

AUTHORITY TO ENTER PROPERTY/HOLD HARMLESS AGREEMENT -- READ CAREFULLY BEFORE CLICKING AGREE AND ENTERING NAME BELOW

I/we acknowledge that by clicking Agree below and submitting this application I/we are authorizing employees or agents of the City of Kirkland to enter onto the property which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, for the sole purpose of making any inspection of the limited area of the property which is necessary to process this



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~~through Friday, for the sole purpose of making any inspection of the limited area of the property which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the applicant(s) further agrees that City employees or agents may enter the property during such other times and days as necessary for such inspection upon 24 hours notice to applicant(s), which notice will be deemed received when given either verbally or in writing.~~

I/we acknowledge that by clicking agree below and submitting this application I/we certify under penalty of perjury, the truth and/or accuracy of all statements, designs, plans and/or specifications submitted with said application and hereby agrees to defend, pay, and save harmless the City of Kirkland, its officers, employees, and agents from any and all claims, including costs, expenses and attorney's fees incurred in investigation and defense of said claims whether real or imaginary which may be hereafter made by any person including the undersigned, his successors, assigns, employees, and agents, and arising out of reliance by the City of Kirkland, its officers, employees and agents upon any maps, designs, drawings, plans or specifications, or any factual statements, including the reasonable inferences to be drawn therefrom contained in said application or submitted along with said application.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Agree

Enter Full Name of Person(s) Agreeing with Statements Above:

Richard Brunhaver Agent Beta Holdings Ltd Partnership